Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 915086 DEEDQC
09/12/2022 08:38:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220912-0101430

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Peter R. Martin and
Barbara B. Martin, Co-Trustees
Martin Family Revocable Living Trust
3825 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
103 12 0 283.01

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Barbara B. Martin**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Peter R. Martin and Barbara B. Martin, Co-Trustees, Martin Family Revocable Living Trust Agreement dated September 8, 2022** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, being the westerly 60 feet of Lot No. 4 of Block No. 9 on the plan of Richland Realty Company's First Subdivision, Division "A", as of record in Book 161, Page 151, Register's Office for said County; said plan showing the same subdivided into blocks, but not showing the subdivision of blocks into small lots. According to a printed copy of an unregistered plan, said Lot No. 4 is described as follows:

BEGINNING on the southerly margin of Richland Avenue at a point 125 feet east of the easterly margin of Wilson Street, said point being the corner of Lots Nos. 2 and 4; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 1, 2, 3, and 4; thence with the line between Lots Nos. 3 and 4, eastwardly 60 feet; thence northwardly 200 feet to the southerly margin of Richland Avenue; thence with said Avenue, westwardly 60 feet to the beginning.

Being the same property a portion of which was conveyed to **Barbara B. Martin**, by Quitclaim Deed dated January 9, 2004, from **Peter R. Martin**, recorded in Instrument No. 20040112-0004740, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to **Peter R. Martin and Barbara B. Martin, husband and wife**, by Warranty Deed dated June 15, 1999, from **The New Century Club, a CORPORATION**, recorded in Book 11533, Page 17, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3825 Richland Avenue, Nashville, TN 37205.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 8th day of September 2022.

Barbara B. Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Barbara B. Martin**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September 2022.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of September 2022.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY